



July 2, 2025

Joshua Gentzler
Director, Community and Economic Development
City of Lansing
730 1st Terrace, Suite 2
Lansing, KS 66043

**RE: Site Plan Comment Response
Fairlane Townhomes Phase 2
Lansing, Kansas**

The following is summary of the plan updates in reference to the Site Plan written comments received from **The City of Lansing** June 25, 2025.

Site Plan

1) Water – Napier Engineering Review

- a. The project will require a water main extension with a 15-ft water main easement will be required.

Acknowledged.

2) Site Plan

- a. Provide legal description.
The legal description has been provided.
- b. Provide name and address of owner of record and Developer.
The name and address of the owner and Developer has been provided.
- c. Provide dimensions of all existing and proposed structures.
The building dimensions have been provided on details sheet 3. These dimensions follow the existing building dimensions constructed in Phase 1.
- d. Provide number of stories of all existing and proposed structures.
The number of stories has been provided on Detail sheet 3. The proposed buildings again follow the existing buildings constructed in Phase 1.
- e. Provide Gross floor area of all existing and proposed structures.
The Gross floor area has been provided on Detail sheet 3. The proposed structures follow the gross floor area of the structures constructed in Phase 1.
- f. Provide typical elevations of all proposed structures.
The typical elevations and photo of the building have been provided on Detail sheet 3.
- g. Provide list of building materials for proposed structure.
The building materials list has been provided on Detail sheet 3.
- h. Provide location, height, and materials for screening walls and fences.
Details of the trash enclosure have been provided on Detail sheet 3. The trash enclosure will match the trash enclosure constructed in Phase 1.

- i. Provide type of surfacing and base course for all parking, loading and walkways.
Standard details for the pavement surfacing have been provided on Detail sheet 3.
- j. Submit lighting plan that complies with **6.05 Outdoor Lighting**.
Site lighting will follow Lansing Unified Development Ordinance Section 6.05. Site lighting plan will be submitted prior to issuance of building permit. Site lighting will primarily come from building lights with shielding for dark sky lighting and may utilize 6-ft pedestal lighting as shown on Detail sheet 3.
- k. Add location, height, size, materials, and design of all proposed signage.
Monument signage will match the monument sign installed on Phase 1 of the project on Fairlane Street as shown on Detail sheet 3.
- l. Provide screening details of outdoor trash storage area.
Details of the trash enclosure have been provided on Detail sheet 3. The trash enclosure will match the trash enclosure constructed in Phase 1.
- m. As per conversation with Cpt. Mackey – Hydrant may be needed depending on water flow.
Provide details on water main on site.
Acknowledged. A fire hydrant will be incorporated into the water design for the site.
- n. Depending on the depth of this manhole, it may need to shift west slightly to avoid future digging that close to the foundation/entrance.
Acknowledged. The location of the manhole in reference to the building pad will be considered when developing the sanitary plans for the site.

3) Landscape Plan

- a. **6.04 Landscape Design** of UDO requires foundation and parking planting areas.
Foundation and parking planting areas have been updated.
- b. **Table 6-1 Plan Requirements** lists 2 large trees per 40' if buildings setback more than 30'.
Buildings 6-8 are setback on average 44'. Increase number of trees or move buildings.
Buildings 6-8 will have a roofed patio that extends to or close to the 30-ft building line. Per the meeting held on 6/30/25 only 1 large tree per 40' will be required.
- c. Building 5 needs Foundation planting added.
Foundation plantings have been added to building 5.
- d. **Table 6-3: Tree Diversity** requires 2 genus of trees if 5-10 trees required.
Two genus of trees have been included along Santa Fe Drive.

Please contact us with any questions regarding these plan updates.

Sincerely,



Ethan Deardeuff, PE

BENESCH

cc: File/1325-500010.00